



SALEM LANDING

Commercial Corner Outparcel

Hwy. 99 – Murfreesboro, TN

PRICE:
\$14.75 or
\$1,285,000

Property Features:

- 2 Acres
- Zoned Commercial
- All Utilities
- Near Rockvale Elementary, Middle & High School Campuses
- Easy Access to Veterans Pkwy.

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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2 AC

SOLD
Daycare
Coming Soon

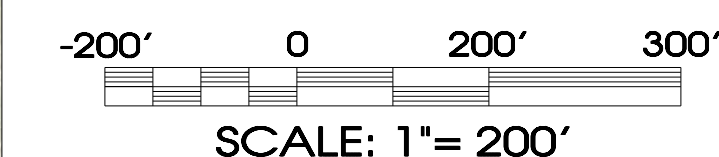
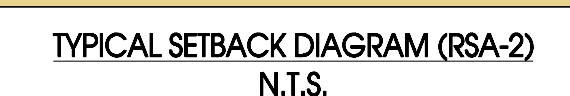
Salem Landing
Subdivision

Rockvale Middle
& High Schools

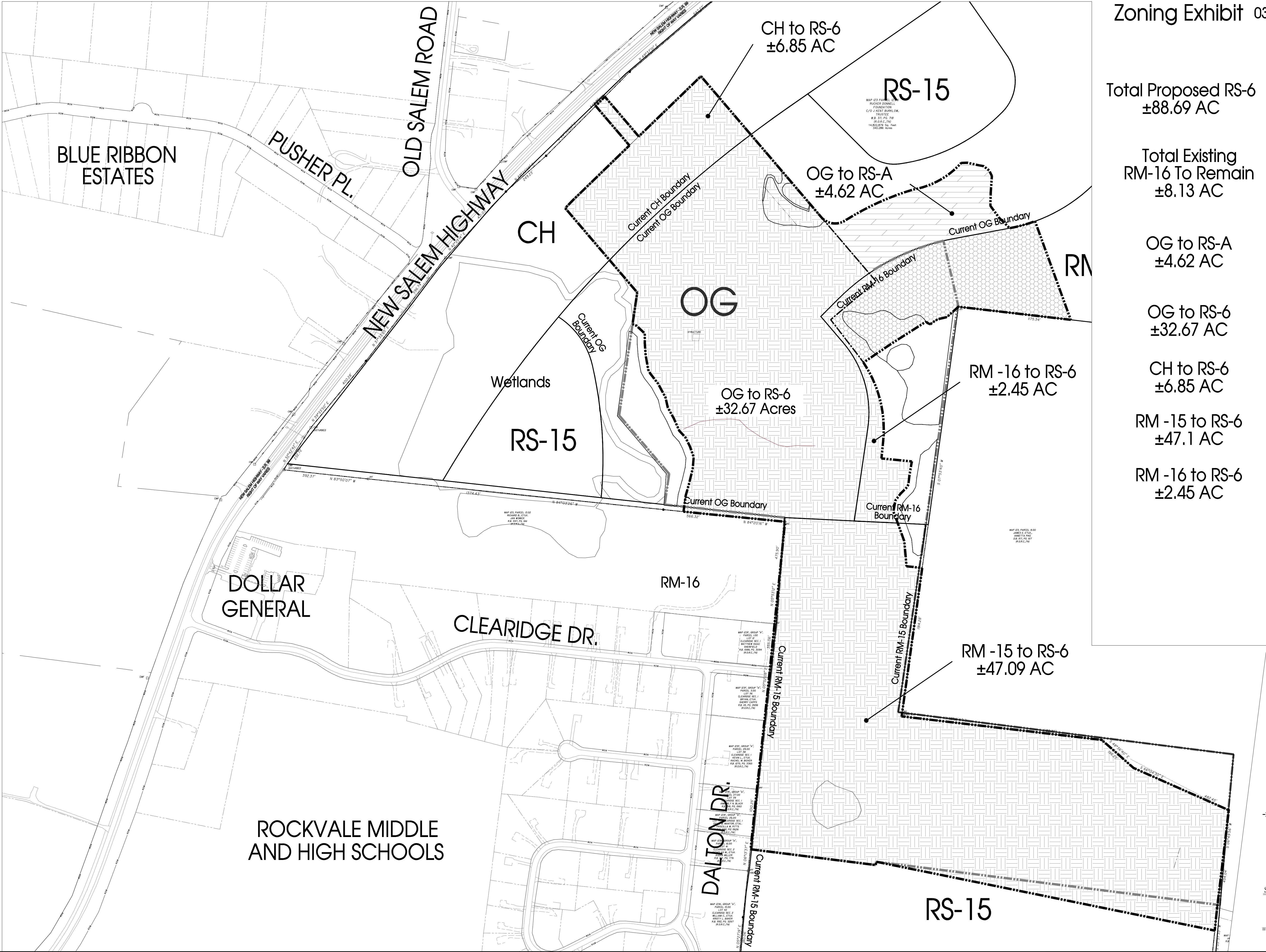
03-18-2019
Project # 10192

RS-6	
MINIMUM LOT SIZE:	6,000 SF
MINIMUM LOT WIDTH AT FRONT SETBACK:	52 FEET
LENGTH OF NEW ROADWAY:	±14,800 LF (RS-6) ±1,950 LF (RSA-2)

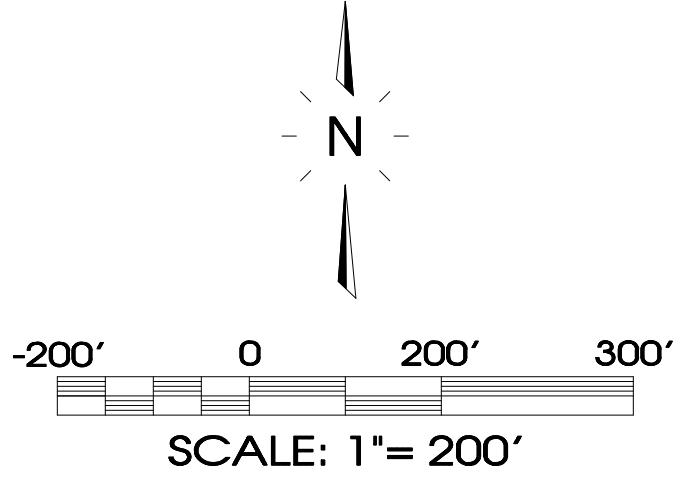
PRE-DEVELOPMENT WETLAND AND POND AREA = ± 2.56 AC
PROTECTED WATERWAYS TO BE MITIGATED = ± 2.56 AC



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
NO PORTION OF THIS DRAWING MAY BE REPRODUCED
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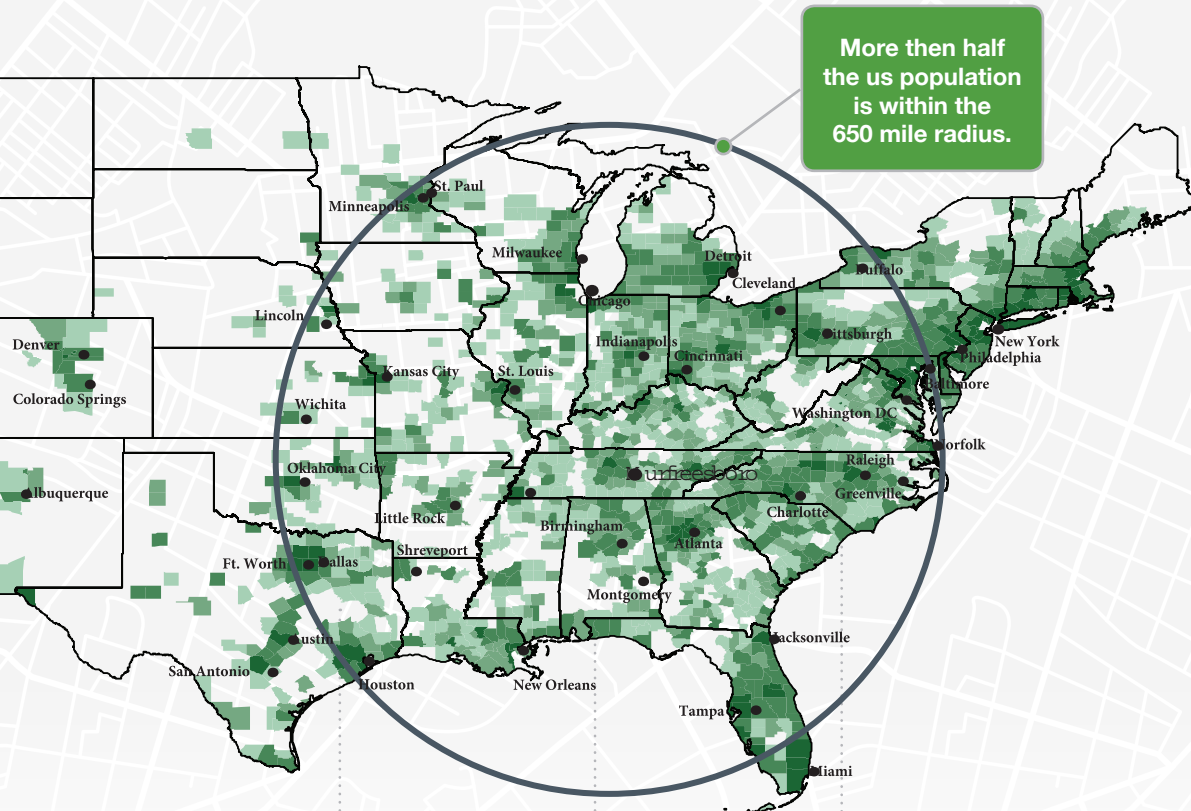
- Total Proposed RS-6 ±88.69 AC
- Total Existing RM-16 To Remain ±8.13 AC
- OG to RS-A ±4.62 AC
- OG to RS-6 ±32.67 AC
- CH to RS-6 ±6.85 AC
- RM -15 to RS-6 ±47.1 AC
- RM -16 to RS-6 ±2.45 AC



Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



90.9

**Cost of living
index vs. National
Average of 100**

Source: 3rd Quarter 2018
ACCRA Cost of Living
Index

6th

**Best Real Estate
Market in the Nation**

Source: WalletHub 2018

8th

**Fastest Growing
Midsize City in the
United States with 23
new residents per day**

Source: WalletHub 2018

#1

**Largest suburb in
the Nashville MSA**

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm

1,650
Employees

amazon.com

1,621
Employees

**Saint Thomas
Health**

1,285
Employees

asurion

1,250
Employees

verizon

1,068
Employees

**General
Mills**
Making Food
People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

Quick Facts

Rutherford County

2019 Population: 330,409
 2024 Projection: 359,045
 2010 Census: 262,604
 Households: 121,021
 Avg. HH Income: \$82,882.00
 Med. HH Income: \$65,798.00

City of Murfreesboro

2019 Population: 142,056
 2024 Projection: 153,707
 2010 Census: 108,755
 Households: 54,190
 Avg. HH Income: \$81,115.00
 Med. HH Income: \$61,705.12

Town of Smyrna

2019 Population: 51,519
 2024 Projection: 56,223
 2010 Census: 39,974
 Households: 19,297
 Avg. HH Income: \$76,969.00
 Med. HH Income: \$62,608.00

City of La Vergne

2019 Population: 39,404
 2024 Projection: 42,933
 2010 Census: 32,588
 Households: 13,007
 Avg. HH Income: \$75,305.00
 Med. HH Income: \$63,378.57

City of Eagleville

2019 Population: 744
 2024 Projection: 811
 2010 Census: 604
 Households: 288
 Avg. HH Income: \$75,675.00
 Med. HH Income: \$57,618.53

Sources:
 2019 Claritas Estimate
 2010 Census Data

Laborforce Data
 June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 95% Graduation Rate
- 15 CTE Career Clusters
 - STEM
 - IT
 - Business
 - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

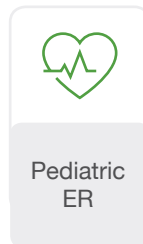
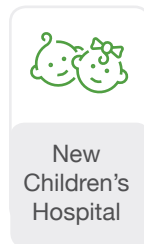
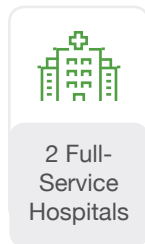


9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
 \$10.3 Million Investment



95 New Jobs
 \$21.3 Million Investment



50 New Tech Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936